





















LOT 1, BLOCK TWO
CALLED: 9.43 ACRES
ZONED: INDUSTRIAL

- 1 COMMERCIAL DRIVEWAY ENTRANCE, SFB
B/C'S DETAIL ST2-03
- 2 TYPICAL FIRE LANE SIGN
- 3 TYPICAL FIRE LANE STRIPING
- 4 TYPICAL 4" WHITE STRIPE
- 5 AMBULATORY RAMP - TYPE 1
- 6 AMBULATORY RAMP - TYPE 2
- 7 27"x13.5" 2-BAY DUMPSIDE PAD
W/8' HIGH WOOD SCREENING FENCE
(SEE CIVIL SITE NOTE #10)
- 8 H/C PARKING ROW, RAMP & SIGNS
- 9 6" RAISED CONCRETE CURB (SEE
DETAIL SHEET C2.1)
- 10 DETENTION POOL RETAINING WALL

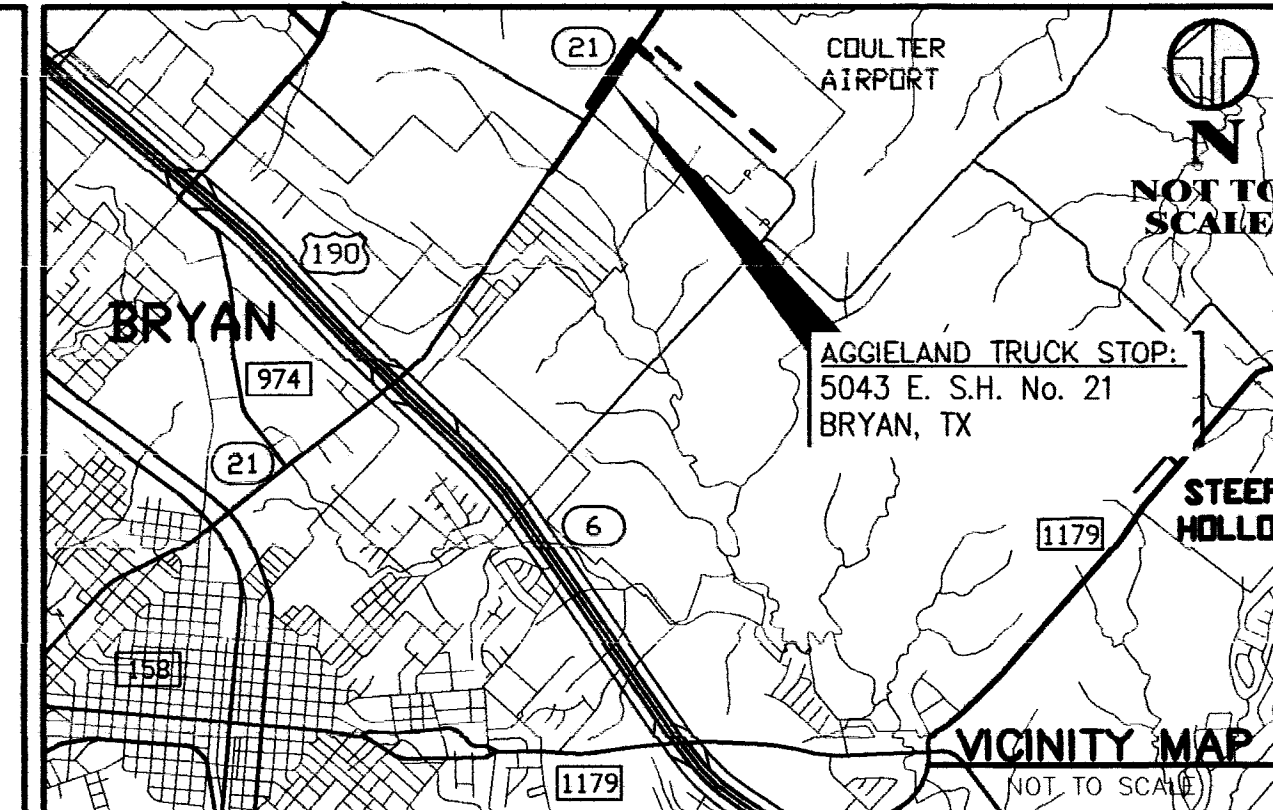
PARKING REQUIREMENTS:
ORDINANCE:
RESTAURANT - 1 SPC per 100 SQ.FT.
 @ 1.25 RATIO
RETAIL - 1 SPC per 250 SQ.FT.

REQUIRED:
RESTAURANT (3,560 / 100 x 1.25) = 44.5 SPC
RETAIL (8,440 / 250) = 33.8 SPACES
TOTAL REQUIRED = 79 SPACES

PROVIDED:
REGULAR = 41 SPACES
H/C = 2 SPACES
TRACTOR TRAILER = 16 SPACES
REG. FUEL CANOPY = 12 SPACES
T.T. FUEL CANOPY = 8 SPACES
DRIVE-THROUGH QUEUE = 17 SPACES
TOTAL = 96 SPACES

	POWER POLE
	LIGHT POLE
	WATER VALVE
	WATER METER
	BACKFLOW PREVENTOR
	ELECTRICAL TRANSFORMER
	ELECTRICAL PULL BOX
	ELECTRICAL METER
	GAS METER
	MANHOLE
	CLEANOUT
	FIRE HYDRANT
	TELEPHONE PEDESTAL
	AREA INLET
	JUNCTION BOX
	POST INDICATOR VALVE
	CURB INLET
	PROPERTY LINE
	EASEMENT LINE
	PUBLIC UTILITY EASEMENT (PUE)

1. REFER TO SHEETS C0.1 & C0.2 FOR SITE, PARKING, AND MISC. CONSTRUCTION NOTES.
2. REFER TO SHEET C1.2 FOR ADDITIONAL SITE PLAN DATA.
3. REFER TO SHEET C2.0 FOR SITE & PARKING DETAILS.
4. UNLESS OTHERWISE NOTED ALL RADIUS ARE 4.0' ALONG THE BACK OF CURB.
5. ILLUSTRATES ADA ACCESSIBLE PATH.



1. THE PROPERTY IS LOCATED WITHIN THE 100-YEAR FLOODPLAIN AS GRAPHICAL DEPICTED ON FIRM MAP PANEL NO. 48041C 0205E, WITH AN EFFECTIVE DATE OF MAY 16, 2012.
2. DESIGNATED HANDICAP PARKING SPACES, WALKS & RAMPS SHALL MEET ALL T&E STANDARDS.
3. ALL ROOF & GROUND-MOUNTED MECHANICAL EQUIPMENT SHALL BE SCREENED FROM VIEW OR ISOLATED SO AS NOT TO BE VISIBLE FROM ANY PUBLIC RIGHT-OF-WAY OR RESIDENTIAL DISTRICT WITHIN 50 FEET OF THE SUBJECT LOT, MEASURED FROM A POINT FIVE FEET ABOVE THE GRADE. THIS SCREENING SHALL BE COORDINATED WITH THE BUILDING ARCHITECTURE AND SCALE TO MAINTAIN A UNIFIED APPEARANCE.
4. WHEN BUILDING SETBACKS AND EASEMENT LINES OVERLAP ONLY THE EASEMENT LINE IS SHOWN.
5. 100% COVERAGE OF GROUND COVER, DECORATIVE PAVING, DECORATIVE ROCK (LOOSE ROCK NOT PERMITTED), OR A PERENNIAL GRASS IS REQUIRED IN PARKING LOT ISLANDS, SWELLS AND DRAINAGE AREAS, THE PARKING LOT SET BACK, RIGHT-OF-WAY, AND ADJACENT PROPERTY DISTURBED DURING CONSTRUCTION.
5. THE IMPROVEMENTS SHOWN SHALL CONSTITUTE APPROXIMATELY 75% IMPERVIOUS COVER ON THE SUBJECT PROPERTY.
6. PARKING LOT CURBING ILLUSTRATED ON THIS SITE PLAN SHALL BE 6" RAISED MONOLITHIC CONCRETE CURBS (SEE DETAIL ON SHEET C2.1). ALL PARKING LOT PAVEMENT ON THIS PROJECT WILL BE CONCRETE AND 7" THICK IN DRIVELANES & 5" THICK IN PARKING BAYS (SEE ADDITIONAL PAVEMENT DATA ON SHEET C1.3).
7. ON-SITE TYPE 1 DETENTION WILL BE REQUIRED FOR THIS DEVELOPMENT.
8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CONTAINMENT AND PROPER DISPOSAL OF ALL LIQUID AND SOLID WASTE ASSOCIATED WITH THIS PROJECT. THE CONTRACTOR SHALL USE ALL MEANS NECESSARY TO PREVENT THE OCCURRENCE OF WIND BLOWN LITTER FROM THE PROJECT SITE.
9. THE CONTRACTOR SHALL BE REQUIRED TO PROVIDE CONTAINMENT FOR WASTE PRIOR TO AND DURING, DEMOLITION/CONSTRUCTION. SOLID WASTE ROLL-OFF BOXES/METAL DUMPSTERS SHALL BE SUPPLIED BY CITY OR CITY PERMITTED CONTRACTOR(S) ONLY.
10. CONTACT MR. ERIC ZARAGOZA (979) 299-5931 FOR VERIFICATION OF LOCATION AND ANGLE OF DUMPSTER PAD PRIOR TO PLACEMENT OF CONCRETE. THE DUMPSTER PAD SHALL BE A MINIMUM OF 12" X 6" OF 4" REINFORCED CONCRETE IN FRONT OF THE PAD. CONCRETE SHALL BE A MINIMUM OF 8" THICK AND REINFORCED WITH #5 BARS @ 12" O.C.E.W. REFER TO SHEET C2.1 FOR ADDITIONAL INFORMATION AND DETAILS.
11. SEE SHEET C1.0 - EROSION CONTROL PLAN FOR CONCRETE WASH-OUT LOCATION AND DETAIL (ISSUED BY THIS OFFICE AND DATED 3/4/15) .
12. THE INTENDED USE FOR THIS DEVELOPMENT IS FOR GAS SALES, CONVENIENCE STORAGE & RESTAURANT.
13. NO WASTEWATER WILL BE GENERATED FROM THIS SITE BY CLEANING/WASHING OF EQUIPMENT OR VEHICLES. SANITARY SEWER GENERATED FROM THIS SITE WILL BE NORMAL DOMESTIC WASTEWATER AND COMMERCIAL WASTEWATER BY DEFINITION. FOOD SERVICES WILL BE PROVIDED BY THE MANUFACTURING AND/OR PREPARING FOOD ITEMS TO PUBLIC/CUSTOMERS. THE PROJECT WILL GENERATE WASTEWATER FROM PUBLIC LAUNDERING. THE DEVELOPMENT WILL HAVE AN INTERNAL LINT TRAP, GREASE TRAP, AND A SAMPLING WELL ON THE SEWER SERVICE LINE.
14. SITE LIGHTING, DIRECTIONAL SIGNS, MENU BOARDS, DETECTORS & OTHER SITE APPURTENANCES ARE SHOWN FOR REFERENCE AND ILLUSTRATION ONLY. THE CONTRACTOR SHALL COORDINATE THESE SIGNS INSTALLATIONS WITH THE PROPER DESIGN CONSULTANT. FREE-STANDING SIGNS AND BUILDING SIGNAGE IS PERMITTED SEPARATELY AND MUST COMPLY WITH THE CITY ORDINANCES. BUILDING SIGNAGE IS PERMITTED SEPARATELY AND MUST COMPLY WITH THE LAND & SITE DEVELOPMENT ORDINANCE AND THE LIMITATIONS APPLICABLE TO THIS DEVELOPMENT PER SECTION 62-564.
15. ALL SIGNAGE AND MARKINGS SHALL BE PROVIDED IN ACCORDANCE WITH TxDOT MUTCD STANDARDS (SEE DETAILS ON SHEET C2.0).
16. WATER SERVICES AND FIRE PROTECTION WILL BE PROVIDED BY WICKSON S.U.D. ALL DEVICES, APPURTENANCES, APPLIANCES AND APPARATUS INTENDED TO SERVE SOME SPECIAL FUNCTION AND THAT CONNECTS TO THE WATER SUPPLY SYSTEM, SHALL BE PROVIDED WITH PROTECTION AGAINST BACKFLOW AND CONTAMINATION OF THE WATER SUPPLY SYSTEM.

FIRE DEPARTMENT SECTION OF NOTES:

17. NO COMBUSTIBLES WILL BE ALLOWED ON SITE UNTIL ALL-WEATHER ROADS AND FIRE HYDRANTS HAVE BEEN ACCEPTED BY THE CITY.
18. THE BUILDING SHALL BE EQUIPPED WITH A "KNOX BOX" SECURITY KEY SYSTEM AND THE ITS ELECTRICAL SHUTOFF SHALL BE BY MEANS OF A "KNOX SWITCH" OR A MANUAL DISCONNECT.
19. FIRE LANE WORKING AND SPACING SHALL ~~CONFORM~~ TO CITY OF BRYAN ORDINANCE, SECTION 42-6(3A) AND 42-6(3)(2).

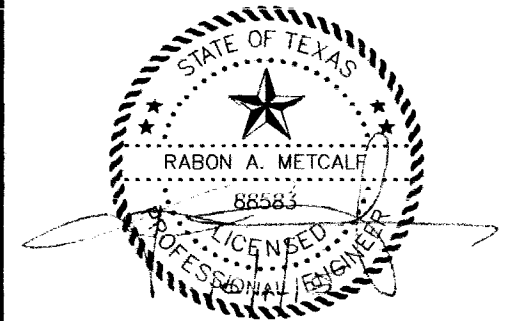
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4444 CARTER CREEK PARKWAY, STE 108
BRYAN, TX 77802
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**SUBSTANTIALLY
COMPLETE
ISSUED FOR
CONSTRUCTION
10/1/15**

CONSTRUCTION DRAWINGS
ISSUED PRIOR TO THIS
DATE ARE REPLACED BY
THIS SET & SHOULD NOT
BE USED FOR
CONSTRUCTION.



CIVIL SITE PLAN
FOR THE
AGGIELAND TRUCK STOP
5043 EAST STATE HIGHWAY No. 21
BRYAN, TX
LOT 8R, BLOCK ONE — CHARLES (CAL) MARINO LAND PARTITION
BRAZOS COUNTY, TEXAS

CLIENT INFORMATION
TEXAS K&J INVESTMENTS, LLC
c/o SAM TRINH
4405 REGAL OAKS DRIVE
COLLEGE STATION, TX 77845

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EMAIL: samtrinh@verizon.net

FILENAME: 0567SP1A	SCALE: 1"=30'
SUBMITTED DATE: 8/19/15, 9/15/14, 10/1/15	

DRAWN BY: R.A.M.	CHECKED BY: R.A.M.
FIELD BOOK: N/A	PAGES: N/A

RME CONSULTING ENGINEERS
CLIENT NO. PROJECT NO.
237 — 0567

C1.0
SHEET 4 OF 12

EAST S.H. No. 21
(110' RIGHT-OF-WAY)
(~65' HMAc w/BAR-DITCH)